

NO TRANSFER
TAX PAID

QUITCLAIM DEED
(with covenant)

43-82

IRENE G. ROY, whose mailing address is 31 Violette Avenue, Waterville, Kennebec County, Maine, for consideration paid, grants to **LEE ANNE FOLSOM** whose mailing address is P.O. Box 58, North Vassalboro, Maine 04962, a two-thirds (2/3) in common and undivided interest and to **PETER R. ROY**, whose mailing address is P.O. Box 723, Ellsworth, Maine 04605, a one-third (1/3) in common and undivided interest, with **QUITCLAIM COVENANT**, in and to a certain lot or parcel of land, together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in the City of Waterville, County of Kennebec, State of Maine, and being more fully bounded and described in **Exhibit A** attached hereto.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

IN WITNESS WHEREOF, the said Irene G. Roy has hereunto set her hand and seal this 16th day of February, 2005.

Irene G. Roy
Irene G. Roy

STATE OF MAINE
Kennebec, ss.

February 16, 2005

Personally appeared before me the above named **Irene G. Roy** and acknowledged the foregoing instrument to be her free act and deed.

Lois A. Dunn
Notary Public

LOIS A. DUNN
Notary's typed/printed name



(2-4-05)

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Peter Roy
PO Box 723
Ellsworth, Me
04605

EXHIBIT A

43-82

**Property of Irene G. Roy
31 Violette Avenue
Waterville, Kennebec County, Maine**

A certain lot or parcel of land, together with any and all structures and improvements situated thereon, and appurtenances thereto, situate in the City of Waterville, County of Kennebec, State of Maine, and being those premises as were described in the deed from Raoul H. Violette to Richard H. Roy and Irene G. Roy, dated March 18, 1955 and recorded in Book 1004, Page 106 of the Kennebec County, Maine, Registry of Deeds and wherein the premises are more fully bounded and described as follows:

“A certain lot or parcel of land situate in said Waterville and being Not No. Sixty-Three (63) on Plan of Rosemar Park made for L.N. Violette Co., Inc., February, 1949, recorded in Kennebec Registry of Deeds, to which plan reference is hereby made for a more particular description, and being a part of the same premises conveyed to the late Louis N. Violette by Lois E. Mann et al by deed of December 11, 1949, recorded in said Registry in Book 865, Page 131.

This conveyance is made upon the express conditions and subject to the following restrictions:

(1) That no building, or any part of a building, including porches, shall ever be erected, or allowed to stand upon said lot within twenty-five (25) feet of Violette Avenue or within five (5) feet of the east or west boundary lines;

(2) That no residence for more than two families will be built thereon;

(3) That no trade or business will be carried on thereon;

(4) That the lot will not be used for the storage of any new or secondhand goods, automobiles, machines, junk or salvage material of any kind;

(5) That no separate garage shall be built thereon larger than twenty (20) by twenty (20) feet, two (2) car, and that the front of said garage shall not be nearer to Violette Avenue than thirty-five (35) feet;

(6) That no dwelling house costing less than six thousand dollars (\$6,000) shall be built thereon.

(2-45-05)

Received Kennebec SS.
02/17/2005 8:23AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS